

JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
August 11, 2015

MEMBERS PRESENT: Greg Cox, Secretary
Joe Wise, Chairman
Brenda Clarke, Assistant Secretary
Uwe Rothe
Jenny Brock
Timothy Zajonc, Vice-Chairman
Bob Cooper
Jacobus Louw

MEMBERS ABSENT: Thomas Henning
Jamie Povlich

STAFF PRESENT: Angie Carrier, Development Services Director
Angie Charles, Senior Planner
Steve Neilson, Development Coordinator
Matt Young, Planner
Laura Edmonds, Administrative Coordinator
Alan Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:03 p.m. Commissioner Zajonc gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on July 14, 2015, were approved by an 8-0 vote.

The first order of business was the Approval of the Agenda. Chairman Wise requested that there be an amendment to the second item on the current agenda. Per the petitioner's request, RO-2 (Medium Density Residential-Professional Office District) zoning would take place of the originally requested zoning of MS-1 (Medical Service District). The correction to the agenda was approved by an 8-0 vote.

The first item on the agenda was to consider Washington County Rezoning Request of property located at 168 Spice Hollow Road from R-1 (Low Density Residential District) to A-1 (General Agricultural District). The staff report has been provided by Rene Mann, of the First Tennessee Development District and on behalf of the Washington County Zoning Department. Both the City and County recommend denial of the request, as the characteristics of the surrounding area are more suited for low-density residential uses.

Public Hearing was opened.

Shirley Brannon, stated that her attendance was in representation of her sister who is in favor of the rezoning request.

The Public Hearing was closed.

Motion: Cox

Second: Cooper

Consider denial of the Washington County Rezoning Request of property located at 168 Spice Hollow Road from R-1 (Low Density Residential District) to A-1 (General Agricultural District).

The motion passed by a 5-3 (Louw, Rothe, Brock) vote.

The second item on the agenda was to consider Rezoning Request #1001, the rezoning of property located at 2503 Browns Mill Road from R-5 (High Density Residential District) to MS-1 (Medical Service District). Per the petitioner's request, the zoning was requested to be changed from MS-1 (Medical Service District) to RO-2 (Medium Density Residential-Professional Office District). The existing land use is residential. The petitioner proposes an 8-unit Medical Office Park. The petitioner is Keith Elliot, DDS. Staff is recommending denial.

Public Hearing was held.

David Lefemine, 122 Beverly Hill Drive, with Lefemine Properties, stated that Dr. Keith Elliot is envisioning a Medical/Dental Park on the requested property. Mr. Lefemine indicated that after speaking with both the Town Acres and Browns Mill Villas property owners, that RO-2 was more appropriate than the MS-1 zoning.

Bernie Hanley, spoke on behalf of the Town Acres Committee, is in favor of the rezoning request. Mr. Hanley mentioned that over 50 homeowners were in attendance of the neighborhood meeting held and all agreed that RO-2 best accommodates both the builders and neighborhood's needs.

Geri Litton, Vice President of Browns Mill Villas, spoke in favor of the request stating that she has confidence in the credibility of Dr. Elliot and believes that the proposed plan would be complimentary to the neighborhood.

Greg Thompson, Browns Mill Road, spoke in favor of the development as long as the builders do not stray from the specific regulations regarding height limits.

Public Hearing was closed.

Motion: Cox

Second: Clarke

To consider approval of Rezoning Request #1001, the rezoning of property located at 2503 Browns Mill Road from R-5 (High Density Residential District) to RO-2 (Medium Density Residential-Professional Office District).

The motion passed by an 8-0 vote.

There being no further business, the meeting was adjourned at 6:37 PM.

APPROVED:

Joe Wise, Chairman

SIGNED:

Greg Cox, Secretary